2/12/80

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Data for October 1979

December 1979

NEW JERSEY

Residential Building Permits

New Jersey Department of Labor and Industry
Division of Planning and Research

Brendan Byrne, Governor
John J. Horn, Commissioner

Planned homebuilding in October followed the pattern of recent months, as strength in apartments did not compensate for weakness in single-family homes. The continued lagging performance of one-family units accounted for the narrowing of the lead in total units authorized in year-to-date comparisons between 1978 and 1979. During the first quarter of 1979, 31% more units were planned than in the comparable period of 1978; in the first half of 1979, 7% more units were authorized; and in the first ten months of 1979, only 3% more units were authorized.

Of the statewide total of 26,000 new homes planned through October 1979, 17,100 were for single-family units and about 6,500 in apartments, according to municipal construction officials.

The single largest concentration of activity during October came in Middlesex County, where 495 new units were approved for construction. Other counties reporting substantial amounts of planned homebuilding were Gloucester, Bergen, Ocean, Monmouth and Hudson. Each showed between 200 and 300 units authorized in October.

Middlesex County also occupied the top spot in the year-to-date statistics. During the first ten months of 1979, communities in Middlesex have authorized over 3,900 new dwellings. Ocean County ranked second with 3,400 units planned, while in Camden County authorizations for 2,500 new dwellings were issued during the ten-month period.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
THE STATE OF NEW JERSEY

Type of Construction	October[1] 1979	September[2] 1979	Year to Date[3] 1979	1978	% Change
Total Dwelling Units Authorized	$ 2,730	3,228	26,035	25,194	+ 3.3
Private units	2,530	3,100	25,415	24,675	+ 3.0
Single family	1,491	1,769	17,098	19,328	- 11.5
Two family	130	210	1,434	1,436	- 0.1
Three or four family	15	99	386	530	- 27.2
Five or more family	894	1,022	6,497	3,381	+ 92.2
Public units	200	128	620	519	+ 19.5
Estimated Cost of Residential Construction (000's)	$ 137,530	$ 139,979	$ 1,160,480	$1,016,876	+ 14.1
New residential buildings	$ 108,403	$ 114,753	$ 941,172	$ 837,365	+ 12.4
Additions and alterations	$ 29,127	$ 25,226	$ 219,308	$ 179,511	+ 22.2

[1]Based on reports received from 421 of 567 municipalities
[2]Based on reports received from 442 of 567 municipalities
3Does not include any late reports
Source: N.J. Department of Labor and Industry

The data in this report have not been seasonally adjusted

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY 1969 TO PRESENT

Year and Month	Number of Municipalities Reporting*	Dwelling Units Authorized						Cost of Residential Construction		
			Private							
		Total	Single Family	2 Family	3-4 Family	5 or more Family	Public	Total (000's)	New Buildings (000's)	Additions & Alterations (000's)
1969	552	37,887	21,030	2,814	787	12,854	402	$ 661,820	$ 562,616	$ 99,204
1970	555	39,897	19,571	2,102	713	16,789	722	702,116	599,034	103,082
1971	550	58,040	28,424	2,912	1,098	24,589	1,017	990,471	876,144	114,327
1972	549	65,539	29,602	3,648	1,383	30,309	597	1,200,400	1,062,430	137,970
1973	546	52,145	27,851	2,322	1,138	20,376	458	1,187,837	1,030,506	157,331
1974	544	25,878	14,994	1,344	336	8,695	509	764,704	588,291	176,413
1975	541	23,215	15,720	1,220	502	5,523	250	751,581	574,101	177,480
1976	549	32,528	20,551	1,974	521	8,644	838	1,033,733	832,433	201,300
1977	554	34,887	23,689	1,808	459	8,220	711	1,206,053	998,931	207,122
1978	556	39,058	27,672	2,142	617	7,583	1,044	1,503,974	1,262,831	241,143
1978										
Jan	445	1,607	1,348	98	28	133	0	61,643	51,777	9,866
Feb	455	661	551	72	17	21	0	28,561	21,113	7,448
Mar	435	2,192	1,634	144	66	348	0	83,128	69,341	13,787
Apr	439	2,934	2,028	286	74	485	61	119,572	98,873	20,699
May	421	3,045	2,305	184	16	539	1	121,861	99,941	21,920
Jun	421	3,289	2,462	132	22	608	65	125,824	104,275	21,549
Jul	426	2,603	2,203	118	39	242	1	114,554	95,134	19,420
Aug	435	3,074	2,316	110	73	424	151	122,976	103,074	19,902
Sep	424	2,754	2,234	150	41	89	240	116,235	94,556	21,679
Oct	436	3,035	2,247	142	154	492	0	122,522	99,281	23,241
Nov	437	3,795	2,091	322	46	1,178	158	146,578	124,836	21,742
Dec	457	3,242	1,579	90	18	1,555	0	116,614	99,842	16,772
Undistributed**		6,827	4,674	294	23	1,469	367	223,906	200,788	23,118
1979										
Jan	442	1,840	1,019	72	9	740	0	67,564	55,646	11,918
Feb	433	1,620	1,301	126	39	154	0	65,984	57,938	8,046
Mar	419	2,360	1,576	212	76	416	80	104,088	82,831	21,257
Apr	425	2,395	1,746	172	31	446	0	108,754	84,918	23,836
May	423	3,154	2,673	134	39	302	6	136,677	110,602	26,075
Jun	413	3,319	1,715	170	8	1,426	0	153,393	127,263	26,130
Jul	423	2,760	1,706	116	56	873	9	117,303	93,320	23,983
Aug	422	2,629	2,102	92	14	224	197	129,208	105,498	23,710
Sep	442	3,228	1,769	210	99	1,022	128	139,979	114,753	25,226
Oct	421	2,730	1,491	130	15	894	200	137,530	108,403	29,127
Nov										
Dec										

* Municipality response may vary from month to month and therefore monthly data may not be strictly comparable. New Jersey municipalities total 567.

** Information received too late to be tabulated on a monthly basis.

RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES
OCTOBER 1979

COUNTY	Cost of Residential Construction 1/			Dwelling Units Authorized 1/						Total Dwelling Units Authorized, 3 Year to Date		
	Total (000's)	New Buildings (000's)	Additions and Alterations (000's)	Total	Private				Public	1979	Same Period 1978	Same Period 1977
					Single Family	Two Family	3 or 4 Family	5 or more Family				
ALL COUNTIES	$ 137,530.1	$108,403.2	$ 29,126.9	2,730	1,491	130	15	894	200	26,035	25,194	24,622
1. Atlantic	6,732.1	5,699.2	1,032.9	131	91	8	4	28		1,116	1,341	725
2. Bergen	15,967.9	11,656.2	4,311.7	259	61	12	3	183		1,263	1,624	1,697
3. Burlington	4,517.9	3,500.3	1,017.6	86	86					2,132	2,058	1,536
4. Camden	5,985.0	4,906.8	1,078.2	155	143	12				2,506	2,668	993
5. Cape May	5,517.6	4,281.2	1,236.4	111	61	46	4			932	1,109	909
6. Cumberland	346.3	229.0	117.3	4	4					108	259	158
7. Essex	5,934.3	1,687.5	4,246.8	20	18	2				903	761	2,676
8. Gloucester	10,012.8	9,436.8	576.0	284	82	2			200	1,122	1,212	1,367
9. Hudson	7,404.8	6,373.9	1,030.9	224		12		212		821	156	551
10. Hunterdon	2,404.8	2,134.9	269.9	34	28	6				417	698	709
11. Mercer	4,841.8	3,299.2	1,542.6	50	50					644	760	891
12. Middlesex	17,057.5	15,583.3	1,474.2	495	107	2		386		3,936	2,340	2,151
13. Monmouth	12,678.2	10,272.1	2,406.1	239	183			56		2,104	2,216	1,642
14. Morris	10,125.7	8,121.2	2,004.5	142	111	8		23		1,312	1,785	1,640
15. Ocean	11,436.9	9,762.4	1,674.5	244	238	2	4			3,419	3,274	3,646
16. Passaic	3,714.1	1,976.0	1,738.1	42	38	4				645	585	458
17. Salem	1,150.6	911.2	239.4	17	17					209	252	362
18. Somerset	4,250.4	3,712.2	538.2	89	89					1,054	593	931
19. Sussex	3,690.9	2,804.3	886.6	58	52			6		532	684	598
20. Union	2,520.2	1,174.0	1,346.2	29	15	14				512	436	696
21. Warren	1,240.3	881.5	358.8	17	17					348	383	286

See footnotes 1 and 3, Table I.

Dwelling Units Authorized by Building Permits

New Jersey Municipalities

OCTOBER 1979

Municipality	Dwelling Units
ATLANTIC COUNTY	
Absecon	5
Atlantic City	1
Brigantine	13
Buena	0
Buena Vista Twp.	0
Corbin City	0
Egg Harbor City	4
Egg Harbor Twp.	13
Estell Manor	*
Folsom	0
Galloway Twp.	18
Hamilton Twp.	54
Hammonton	4
Linwood	6
Longport	*
Margate City	3
Mullica Twp.	*
Northfield	*
Pleasantville	0
Port Republic	0
Somers Point	4
Ventnor City	6
Weymouth Twp.	*
BERGEN COUNTY	
Allendale	1
Alpine	*
Bergenfield	0
Bogota	0
Carlstadt	*
Cliffside Park	0
Closter	*
Cresskill	0
Demarest	*
Dumont	0
East Rutherford	*
Edgewater	0
Elmwood Park	0
Emerson	0
Englewood	*
Englewood Cliffs	4
Fair Lawn	3
Fairview	*
Fort Lee	10
Franklin Lakes	9
Garfield	2
Glen Rock	1
Hackensack	1
Harrington Park	*
Hasbrouck Heights	*
Haworth	0
Hillsdale	3
Hohokus	0
Leonia	2
Little Ferry	0
Lodi	*
Lyndhurst Twp.	5
Mahwah Twp.	2
Maywood	0
Midland Park	*
Montvale	3
Moonachie	0
New Milford	0
North Arlington	*
Northvale	1
Norwood	*
Oakland	0
Old Tappan	0
Oradell	0
Palisades Park	1
Paramus	*
Park Ridge	0
Ramsey	3
Ridgefield	0
Ridgefield Park	*
Ridgewood Twp.	3
River Edge	0
River Vale Twp.	3
Rochelle Park Twp.	0
Rockleigh	0
Rutherford	0
Saddle Brook Twp.	0
Saddle River	3
South Hackensack Twp.	0
Teaneck Twp.	1
Tenafly	*
Teterboro	0
Upper Saddle River	1
Waldwick	2
Wallington	2
Washington Twp.	0
Westwood	190
Woodcliff Lake	*
Wood-Ridge	0
Wyckoff Twp.	3
BURLINGTON COUNTY	
Bass River Twp.	1
Beverly	*
Bordentown	0
Bordentown Twp.	0
Burlington	0
Burlington Twp.	2
Chesterfield Twp.	0
Cinnaminson Twp.	*
Delanco Twp.	0
Delran Twp.	*

See footnotes at end of table.

Municipality	Dwelling Units
BURLINGTON COUNTY (Cont'd)	
Eastampton Twp.	0
Edgewater Park Twp.	*
Evesham Twp.	24
Fieldsboro	0
Florence Twp.	*
Hainesport Twp.	2
Lumberton Twp.	0
Mansfield Twp.	*
Maple Shade Twp.	1
Medford Twp.	32
Medford Lakes	0
Moorestown Twp.	2
Mt. Holly Twp.	0
Mt. Laurel Twp.	*
New Hanover Twp.	*
North Hanover Twp.	1
Palmyra	0
Pemberton	0
Pemberton Twp.	1
Riverside Twp.	*
Riverton	*
Shamong Twp.	7
Southampton Twp.	0
Springfield Twp.	0
Tabernacle Twp.	9
Washington Twp.	*
Westampton Twp.	4
Willingboro Twp.	0
Woodland Twp.	0
Wrightstown	0
CAMDEN COUNTY	
Audubon	*
Audubon Park	**
Barrington	*
Bellmawr	0
Berlin	0
Berlin Twp.	8
Brooklawn	0
Camden	*
Cherry Hill Twp.	33
Chesilhurst	0
Clementon	0
Collingswood	0
Gibbsboro	*
Gloucester	0
Gloucester Twp.	58
Haddon Twp.	1
Haddonfield	0
Haddon Heights	*
Hi Nella	0
Laurel Springs	*
Lawnside	1
Lindenwold	1
Magnolia	0
Merchantville	0
Mt. Ephraim	*
Oaklyn	*
Pennsauken Twp.	3
Pine Hill	4
Pine Valley	0
Runnemede	0
Somerdale	0
Stratford	*
Tavistock	**
Voorhees Twp.	38
Waterford Twp.	0
Winslow Twp.	8
Wood-Lynne Twp.	0
CAPE MAY COUNTY	
Avalon	3
Cape May	7
Cape May Point	1
Dennis Twp.	6
Lower Twp.	26
Middle Twp.	6
North Wildwood	2
Ocean City	24
Sea Isle City	16
Stone Harbor	3
Upper Twp.	13
West Cape May	0
West Wildwood	*
Wildwood	0
Wildwood Crest	4
Woodbine	*
CUMBERLAND COUNTY	
Bridgeton	*
Commercial Twp.	*
Deerfield Twp.	*
Downe Twp.	*
Fairfield Twp.	*
Greenwich Twp.	*
Hopewell Twp.	0
Lawrence Twp.	0
Maurice River Twp.	0
Millville	4
Shiloh	*
Stow Creek Twp.	*
Upper Deerfield Twp.	*
Vineland	*
ESSEX COUNTY	
Belleville	*
Bloomfield	1
Caldwell	0
Cedar Grove Twp.	4
East Orange	0
Essex Fells	1
Fairfield	*
Glen Ridge	0
Irvington	0
Livingston Twp.	6
Maplewood Twp.	0
Millburn Twp.	1
Montclair	3
Newark	0
North Caldwell	2
Nutley	0
Orange	0
Roseland	*
South Orange Vil. Twp.	2
Verona	*
West Caldwell	*
West Orange	0

See footnotes at end of table.

Municipality	Dwelling Units
GLOUCESTER COUNTY	
Clayton	3
Deptford Twp.	11
East Greenwich Twp.	1
Elk Twp.	1
Franklin Twp.	5
Glassboro	3
Greenwich Twp.	0
Harrison Twp.	2
Logan Twp.	19
Mantua Twp.	3
Monroe Twp.	12
National Park	*
Newfield	0
Paulsboro	*
Pitman	0
South Harrison Twp.	2
Swedesboro	0
Washington Twp.	*
Wenonah	2
West Deptford Twp.	17
Westville	0
Woodbury	200
Woodbury Heights	3
Woolwich Twp.	0
HUDSON COUNTY	
Bayonne	0
East Newark	*
Guttenberg	*
Harrison	2
Hoboken	0
Jersey City	212
Kearny	0
North Bergen Twp.	0
Secaucus	10
Union City	*
Weehawken Twp.	0
West New York	0

Municipality	Dwelling Units
HUNTERDON COUNTY	
Alexandria Twp.	3
Bethlehem Twp.	*
Bloomsbury	*
Califon	*
Clinton	*
Clinton Twp.	3
Delaware Twp.	5
East Amwell Twp.	3
Flemington	0
Franklin Twp.	*
Frenchtown	*
Glen Gardner	0
Hampton	6
High Bridge	1
Holland Twp.	3
Kingwood Twp.	3
Lambertville	*
Lebanon	0
Lebanon Twp.	*
Milford	0
Raritan Twp.	*
Readington Twp.	5
Stockton	**
Tewksbury Twp.	1
Union Twp.	1
West Amwell Twp.	*
MERCER COUNTY	
East Windsor Twp.	1
Ewing Twp.	4
Hamilton Twp.	3
Hightstown	*
Hopewell	0
Hopewell Twp.	4
Lawrence Twp.	28
Pennington	0
Princeton	0
Princeton Twp.	10
Trenton	0
Washington Twp.	*
West Windsor Twp.	*

Municipality	Dwelling Units
MIDDLESEX COUNTY	
Carteret	0
Cranbury Twp.	2
Dunellen	0
East Brunswick Twp.	14
Edison Twp.	26
Helmetta	0
Highland Park	*
Jamesburg	0
Metuchen	0
Middlesex	2
Milltown	0
Monroe Twp.	13
New Brunswick	*
North Brunswick Twp.	2
Old Bridge Twp.	13
Perth Amboy	4
Piscataway Twp.	8
Plainsboro Twp.	5
Sayreville	4
South Amboy	0
South Brunswick Twp.	3
South Plainfield	6
South River	1
Spotswood	1
Woodbridge	391
MONMOUTH COUNTY	
Aberdeen Twp.	18
Allenhurst	*
Allentown	0
Asbury Park	*
Atlantic Highlands	1
Avon-by-the-Sea	1
Belmar	*
Bradley Beach	0
Brielle	*
Colts Neck Twp.	*
Deal	*
Eatontown	4
Englishtown	*
Fair Haven	0
Farmingdale	2

See footnotes at end of table.

October 1979

Municipality	Dwelling Units
MONMOUTH COUNTY (Cont'd)	
Freehold	1
Freehold Twp.	23
Hazlet Twp.	2
Highlands	1
Holmdel	7
Howell Twp.	23
Interlaken	0
Keansburg	*
Keyport	*
Little Silver	1
Loch Arbour	0
Long Branch	*
Manalapan Twp.	52
Manasquan	2
Marlboro Twp.	25
Matawan	1
Middletown Twp.	45
Millstone Twp.	*
Monmouth Beach	1
Neptune Twp.	1
Neptune City	0
Ocean Twp.	9
Oceanport	1
Red Bank	*
Roosevelt	0
Rumson	1
Sea Bright	1
Sea Girt	*
Shrewsbury	*
Shrewsbury Twp.	*
South Belmar	0
Spring Lake	*
Spring Lake Heights	*
Tinton Falls	3
Union Beach	2
Upper Freehold	2
Wall Twp.	9
West Long Branch	*

Municipality	Dwelling Units
MORRIS COUNTY	
Boonton	*
Boonton Twp.	*
Butler	2
Chatham	*
Chatham Twp.	2
Chester	0
Chester Twp.	7
Denville Twp.	1
Dover	4
East Hanover Twp.	3
Florham Park	4
Hanover Twp.	8
Harding Twp.	3
Jefferson Twp.	1
Kinnelon	5
Lincoln Park	*
Madison	2
Mendham	0
Mendham Twp.	*
Mine Hill Twp.	*
Montville Twp.	9
Morris Twp.	13
Morris Plains	8
Morristown	*
Mountain Lakes	0
Mt. Arlington	*
Mt. Olive Twp.	4
Netcong	0
Parsippany-Troy Hills Twp.	5
Passaic Twp.	*
Pequannock Twp.	16
Randolph Twp.	13
Riverdale	0
Rockaway	0
Rockaway Twp.	0
Roxbury Twp.	14
Victory Gardens	0
Washington Twp.	18
Wharton	0

Municipality	Dwelling Units
OCEAN COUNTY	
Barnegat Twp.	20
Barnegat Light	*
Bay Head	0
Beach Haven	3
Beachwood	*
Berkeley Twp.	*
Brick Twp.	33
Dover Twp.	32
Eagleswood Twp.	0
Harvey Cedars	1
Island Heights	*
Jackson Twp.	11
Lacey Twp.	7
Lakehurst	0
Lakewood Twp.	7
Lavallette	0
Little Egg Harbor Twp.	15
Long Beach Twp.	18
Manchester Twp.	40
Mantoloking	0
Ocean Twp	0
Ocean Gate	*
Pine Beach	*
Plumsted Twp.	3
Point Pleasant	7
Point Pleasant Beach	1
Seaside Heights	0
Seaside Park	0
Ship Bottom	0
South Toms River	*
Stafford Twp.	40
Surf City	3
Tuckerton	3
PASSAIC COUNTY	
Bloomingdale	0
Clifton	3
Haledon	0
Hawthorne	1
Little Falls Twp.	2

See footnotes at end of table.

October 1979

Municipality	Dwelling Units
PASSAIC COUNTY (Cont'd)	
North Haledon	2
Passaic	*
Paterson	3
Pompton Lakes	0
Prospect Park	0
Ringwood	10
Totowa	2
Wanaque	*
Wayne Twp.	8
West Milford Twp.	9
West Paterson	2
SALEM COUNTY	
Alloway Twp.	1
Carneys Point Twp.	2
Elmer	2
Elsinboro Twp.	0
Lower Alloways Creek Twp.	*
Mannington Twp.	1
Oldmans Twp.	*
Penns Grove	0
Pennsville Twp.	2
Pilesgrove Twp.	*
Pittsgrove Twp.	7
Quinton Twp.	*
Salem	0
Upper Pittsgrove Twp.	2
Woodstown	*
SOMERSET COUNTY	
Bedminster Twp.	0
Bernards Twp.	5
Bernardsville	*
Bound Brook	*
Branchburg Twp.	*
Bridgewater Twp.	9
Far Hills	0
Franklin Twp.	10
Green Brook Twp.	0
Hillsborough Twp.	58
Manville	*
Millstone	0
Montgomery Twp.	2
North Plainfield	0
Peapack-Gladstone	0
Raritan	1
Rocky Hill	*
Somerville	*
South Bound Brook	0
Warren Twp.	4
Watchung	0
SUSSEX COUNTY	
Andover	0
Andover Twp.	1
Branchville	0
Byram Twp.	3
Frankford Twp.	4
Franklin	*
Fredon Twp.	*
Green Twp.	0
Hamburg	0
Hampton Twp.	5
Hardyston Twp.	*
Hopatcong	0
Lafayette Twp.	3
Montague Twp.	7
Newton	2
Ogdensburg	1
Sandyston Twp.	*
Sparta Twp.	8
Stanhope	0
Stillwater Twp.	*
Sussex	0
Vernon Twp.	17
Walpack Twp.	**
Wantage Twp.	7
UNION COUNTY	
Berkeley Heights Twp.	1
Clark Twp.	1
Cranford Twp.	0
Elizabeth	0
Fanwood	*
Garwood	0
Hillside Twp.	0
Kenilworth	0
Linden	9
Mountainside	0
New Providence	1
Plainfield	0
Rahway	*
Roselle	0
Roselle Park	0
Scotch Plains Twp.	4
Springfield Twp.	2
Summit	0
Union Twp.	7
Westfield	4
Winfield Twp.	*
WARREN COUNTY	
Allamuchy Twp.	1
Alpha	1
Belvidere	1
Blairstown Twp.	4
Franklin Twp.	0
Frelinghuysen Twp.	2
Greenwich Twp.	0
Hackettstown	1
Hardwick	*
Harmony Twp.	1
Hope Twp.	*
Independence Twp.	3
Knowlton Twp.	*
Liberty Twp.	1
Lopatcong Twp.	*
Mansfield Twp.	*
Oxford Twp.	0
Pahaquarry Twp.	**
Phillipsburg	0
Pohatcong Twp.	*
Washington	0
Washington Twp.	0
White Twp.	2

* No information received from municipality as of the data this report prepared.
** No permits required.